GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA

STARRED QUESTION NO:248
ANSWERED ON:11.05.2016
Promotion of Rental Housing
Maragatham Smt. K.;Singh Deo Shri Kalikesh Narayan

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION
be pleased to state:
(a) whether the Government has undertaken measures to
promote rental housing in urban areas, if so, the details thereof and if not, the reasons therefor;

(b) whether hostels, paying guest accommodations,
dormitories and single room sets for economically
weaker section category are proposed to be constructed
under the National Urban Rental Housing Scheme and if
so, the details thereof;

(c) whether the said Rental Policy provides fiscal and nonfiscal
incentives to tenants, if so, the details thereof and
if not, the reasons therefor;

(d) whether measures have been undertaken for fast
adjudication of rental disputes and if so, the details
thereof and if not, the reasons therefor; and
(e) the steps taken to firm up innovative rental housing
models?

Answer

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION
(SHRI M. VENKAIAH NAIDU)

(a) to (e): A Statement is laid on the Table of the Sabha.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED
QUESTION NO. 248 FOR 11.5.2016 REGARDING PROMOTION OF
RENTAL HOUSING
(a) : National Urban Housing and Habitat Policy, 2007
advocates creating adequate housing stock both on
rental and ownership basis, with special emphasis on
improving the affordability of the vulnerable and
economically weaker sections of society.
Ministry of Housing and Urban Poverty Alleviation has
prepared a draft National Urban Rental Housing Policy
(NURHP). This focuses on adoption of a multi-pronged
approach with supply as well as demand side
interventions and encourage involvement of Private
Sector, Cooperative, Non-Governmental Sector, Industrial
and the Services/Institutional Sector, to promote rental
housing.

(b) : There is no National Rental Housing Scheme at present.

(c) : The Draft NURHP outlines certain recommendatory
incentives, both fiscal and non-fiscal which include relief
in certain taxation, stamp duty and registration charges,
provision of rental vouchers, encouraging investment for
improving rental housing stock etc.

(d) : 'Land' and 'Colonisation' being state subjects, it is up to
State Governments to resolve rental disputes. In order to

facilitate the State Governments, Ministry of Housing and Urban Poverty Alleviation has shared a draft Model Tenancy Act, with the objective to establish a framework for the regulation of Tenancy for commercial and residential properties; balance the rights and responsibilities of landlords and tenants through rental

contracts; ensure registration of rental contracts with Rent Authorities; establish fast adjudication process for resolution of disputes through Rent Tribunals, etc. It is upto States/Union Territories to adopt the provisions of this Model Act.

(e) : The Draft NURHP envisages that the respective States/Union Territories will develop their own models on rental housing as per the local need and demand/supply mechanisms of the housing market.
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